

Ann Halsted Townhouses
1826 to 1834 Lincoln Park Avenue West
Chicago
Cook County
Illinois

HABS No. ILL-1096

HABS
ILL,
16-CHIG,
85-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
Reduced Copies of Measured Drawings

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

ANN HALSTED TOWNHOUSES

HABS
ILL,
16-CHIG,85-

Location: 1826 to 1834 Lincoln Park Avenue West, Chicago,
Cook County, Illinois.

Present Owners (by house numbers)
and Occupants: 1834 (#1) James L. Garner
1832 (#2) George Wilkinson, Jr.
1830 (#3) Same
1828 (#4) William G. T. Hyer
1826 (#5) James Robert Sherburne

Present Use: Private residences.

Statement of This block of five townhouses built in 1884-1886
Significance: gives an indication of Louis H. Sullivan's conception of modern urban residential design. The exteriors of brick and terra cotta are decorated in an Egyptian manner, expressing individuality on a small scale in a series of houses which appear as a unit.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1884-86.
2. Architect: Louis Henry Sullivan.
3. Original and subsequent owners: Legal description: Lots 1, 2, 3, 4, and 5 of Ann Halsted's Resubdivision of lots 83, 84, 85, and 86 in E. Ward's Subdivision of Block 44 of the Canal Trustees' Subdivision of the north half of the southeast quarter and the east half of the southwest quarter of Section 33, Township 40, Range 14.

Chain of title by lot number: From Chicago Title and Trust Company, tract book 109-3 and Ante-fire tract book 248, p. 429: The original block of lots 83 and 84 was bought by Henry S. Halsted from Mary A. Voice and husband, October 4, 1867 (Book 411, p. 246). Lots 85 and 86 were bought by Henry S. Halsted from H. E. Hamilton, October 3, 1865 (Book 317, p. 332). The title to these lots was re-recorded August 17, 1882, almost four months after Henry Halsted's death on April 23, 1882. At the time of his death all property, personal and real, went to his sole executrix, his wife, Ann Pinegar Halsted. She

divided the four lots into five parcels on which she built the Halsted Townhouses. She retained ownership of the lots, renting the dwellings on them and selling them only after a considerable time.

Lot 1, 1834 Lincoln Park West: Ann Halsted sold the lot to Florence Lincoln, August 18, 1921 (Document 7256753). Florence Lincoln sold the lot to Edna Bartlett, September 30, 1921 (Document 7283612). Edna Bartlett returned the property to Florence Lincoln, July 27, 1923 (Document 8061073). Florence Lincoln sold the lot to William Koster, October 31, 1923 (Document 8174912). William Koster sold the lot to Delia Logan, July 14, 1934 (Document 11458316). Mrs. Logan then sold the lot to Martha Arneson, September 26, 1934 (Document 11439815). On the death of Martha Arneson, the property passed to Johanna Lobben et al, May 13, 1938. Miss Lobben sold the lot to Josephine and Elizabeth Riordan, March 27, 1940. The Misses Riordan sold the lot to James L. Garner, the present owner, March 19, 1962 (Document 18456866).

Lot 2, 1832 Lincoln Park West and
Lot 3, 1830 Lincoln Park West, combined: Ann Halsted sold the two lots together to two sisters, following an agreement made February 2, 1922. The lots were sold by Mrs. Halsted to Amanda and Kathrin Biebermann, April 20, 1926 (Document 9299954). Amanda Biebermann sold her half interest in both lots to Walter H. Chaveriat, December 3, 1926 (Document 9490041). Kathrin Biebermann sold her interest in both lots to Thomas B. McMartin, January 4, 1944 (Document 13216614). Thomas McMartin granted the deed to 1830 Park, Inc., June 14, 1944 (Document 13328316). The lots were sold by 1830 Park, Inc. to Maude L. Schreve, acting as agent for George D. Wilkinson, Jr., January 31, 1956 (Document 16488511). George D. Wilkinson, Jr. is the present owner of the two buildings, with the title held in trust by the Chicago Title and Trust Company.

Lot 4, 1828 Lincoln Park West: Ann Halsted sold the lot to Alice Kearney, February 7, 1927 (Document 9561023). Alice Kearney turned over the title to the lot to John K. Fiddes, September 18, 1935, who on the same date turned over the title to Katherine Fiddes (Documents 11680465, -66). Katherine Fiddes placed the deed in trust with the Trust Company of Chicago, May 15, 1945 (Document 13509069), and it was never redeemed. The Trust Company of Chicago turned over the deed to the LaSalle National Bank, November 10, 1950 (Document 14964366). The LaSalle National Bank sold the deed to William G. T. Hyer, October 21, 1955 (Document 16404017). William Hyer is the present owner of the lot, with the deed in trust with the Lake Shore National Bank.

Lot 5, 1826 Lincoln Park West: Ann Halsted sold the last lot to Katherine Fiddes, February 28, 1928 (Document 9955189). Katherine Fiddes placed this lot in trust with the Trust Company of Chicago, May 15, 1945 (Document 13509069), and it was never redeemed. The Trust Company of Chicago turned over the deed to the LaSalle National Bank, November 10, 1950 (Document 14964366). The La Salle National Bank sold the deed to James Robert Sherburne, May 18, 1956 (Document 16594058). James R. Sherburne is the present owner, with the deed in trust with the First Federal Savings and Loan Association.

4. Original plan and construction of building: The probate of the estate of Henry S. Halsted, who died April 23, 1882, shows that he and his family lived at 710 North Park Avenue. This number and street were changed and correspond to the present 1834 N. Lincoln Park West. The will stipulated that all lands and goods became the sole property of his wife and executrix, Ann Pinegar Halsted, amounting to an estate of approximately \$130,000 in cash value of lands, bank notes, chattel, and cash on deposit. Among the lands owned by Henry Halsted were these, described in the inventory of the estate:

"Real Estate

1. Lots 83 and 84 in Ephriam Ward's Subdivision of Block 44 in the Canal Trustees' Subdivision of Section 33, Township 40, Range 14, in Chicago, Illinois. The title is in fee, by Warrantee Deed from Mary A. Voice and George S. Voice, husband, to Henry S. Halsted. Dated Oct. 4, 1867. These are vacant lots, worth \$4800 unincumbered
2. Lots 85 and 86 in Ephriam Ward's Subdivision of Block 44 in the Canal Trustees' Subdivision of Section 33, Township 40, Range 14, in Chicago, Illinois. The title is in fee, by Warrantee Deed from Henry E. Hamilton and wife to Henry S. Halsted. Dated Oct. 3, 1865
Said lot 85 is unimproved and worth \$2400 and is unincumbered
Said lot 86 is improved and worth \$5000."

The improvement mentioned being on lot 86 was the Halsted home.

Henry S. Halsted was survived by his wife, his daughters Lucy Dale and Anne Wheatly, and his sons, Joseph, Henry Pinegar, George Wilkins, and John. This list was included in the probate court records, and may have been chronological from the eldest to the youngest.

After the death of her husband, Mrs. Halsted and her children continued to live in their home. The Chicago City Directory shows that Ann Halsted, widow of Henry S., resided at 710 North Park Avenue during 1882 and 1883. Soon after her husband's death, however, Mrs. Halsted contacted Adler and Sullivan concerning the design of a house to be located on Belden Avenue. By the beginning of spring, 1883, the plans were prepared. The Inland Architect published in its April, 1883 column of building permits obtained during the previous month, this notice: "Anna Halsted (sic.), two story cellar and attic brick dwelling, 40x52x40, 490 Belden Avenue \$15,000." The Real Estate and Building Journal further shows that the permit was granted sometime during the week ending April 7, 1883, when the journal was published. In the July, 1883 issue, Inland Architect made a further note, under the building news, that "Messrs. Adler and Sullivan also have underway, residence on Belden Avenue, near Clark, for Mrs. Ann Halstead (sic.), to cost \$15,000...."

Late in 1883, Mrs. Halsted again engaged Adler and Sullivan, to design a series of three or five small townhouses. The southernmost three of this block were to be built on the vacant ground which lay south of the old Halsted home on North Park Avenue. Almost thirteen months after the first permit had been issued, a second permit was granted to Mrs. Halsted for the three southern townhouses sometime during the week ending May 24, 1884. On that date the Real Estate and Building Journal published this notice in its column of building permits, p. 245, "Mrs. N. Halsted (sic.), three 2-story dwellings, 60x67, Park av near Menominee st. \$12,000." Concerning these townhouses, Richard Nickel states that the permit was issued on May 20, 1884, which would appear to be plausible, however no record remains of the original permit in the Chicago Department of Buildings to verify this.

After the new family home had been completed on Belden Avenue, the old home was demolished, and the building of the northern two townhouses was begun. The Chicago City Directory of 1884 lists Ann Halsted, widow of Henry S., living at 490 Belden Avenue (old number). This building is the Halsted house which Morrison lists in his Sullivan biography as being somewhere on Lincoln Avenue. Richard Nickel has shown that this is the Halsted house, located at 440 Belden Avenue. It was into this house that the Halsted family moved in 1884 leaving the old home which was shortly to be replaced by two townhouses.

Approximately thirteen months after the second permit was issued, the third permit was granted to Mrs. Halsted.

Notice was published in the Real Estate and Building Journal, dated Saturday, July 25, 1885, p. 364, in the building permit section: "Mrs. A. Halstead (sic.) two two-story dwellings 36x65 at Nos 708¹/₂ and 710 North Park ave, \$8000." These two houses would have been finished either late that year or in the spring of 1886, completing the group of five. A joint in the brickwork between 1830 and 1832 Lincoln Park West shows where the two blocks meet. It is not difficult to overlook this tiny crack and assume that the building was built at one time. Close observation will show also that the terra cotta ornament on the facade is not quite the same on the south half and the north half. The corbel brackets on the north portion have a more vegetative origin and are less geometric than those to the south; the debt to Frank Furness is less pronounced than in the ornament to the south. Mr. George Wilkinson, occupant and owner of these two units relates that on the second floor there is a difference of some one and one-half inches between floor levels.

The townhouses were not extravagantly built, for only \$4000 was allotted to each house, while Mrs. Halsted spent some \$15,000 on the family home. It might be assumed that the five houses were built as residences for the Halsted children, but this was not the case. If they were intended as such, it is probable that they would have had a larger budget. Indeed, the Chicago City Directory shows that all four sons and one daughter lived with their mother on Belden Avenue. When the sons had established themselves in business, they moved to other quarters of the city, but not one resided in one of the townhouses on North Park Avenue. The name of Lucy Dale does not appear in the city directories, and from this it may be assumed that she either died or was married during the time of the construction of the Belden Avenue or North Park Avenue houses.

That Mrs. Halsted had the five houses built on the four family lots to assure her economic independence is a plausible explanation which agrees with the known facts. That this was to large degree a successful venture may be judged from the fact that she did not sell the first unit until some thirty-five years after it was built, and the last unit until some forty-two years after its construction.

5. Alterations and additions: The following is taken from a Permit Search Request of the files of the City of Chicago Department of Buildings for the buildings at 1826-34 Lincoln Park West.

Permit #	Date	File #	Data
36943	Jan. 7, 1924	61850	1830 Lincoln Park West sundry (remodeling)
37107	Jan. 7, 1924	61861	1832 Lincoln Park West sundry (remodeling)
63897	Mch. 9, 1944	321084	1830 Lincoln Park West convert into 6 apts.
B200901	Aug. 21, 1956	--	1828 Lincoln Park West Alterations to existing res.
B285912	Aug. 18, 1960	--	1830 Lincoln Park West deconversion from 6 to 5 apts.

No other record of issued permits as of 8/14/67.
Date completed 8/15/67 Reported by: D. Jenkins

B. Sources of Information:

1. Unpublished:

Building permit files, City of Chicago, Department of Buildings.

Nickel, Richard S. "A Photographic Documentation of the Architecture of Adler and Sullivan." Unpublished Masters dissertation, Illinois Institute of Technology, 1957.

An extremely careful study of Morrison's list of Adler and Sullivan buildings and a photographic documentation of each one. Commendable original research.

Record of the probate of the will of Henry S. Halsted, Probate Court, Cook County, Chicago, Illinois.

2. Published:

Directory of the City of Chicago. Chicago: Chicago Directory Company, 1882 through 1928 when last published.

Inland Architect, Vol. I, No. 3 (April, 1883), p. 43. Report on building permits, and No. 6 (July, 1883), p. 84. Report on building news in various offices throughout the city.

Kaufmann, Edgar (ed.). Louis Sullivan and the Architecture of Free Enterprise. Chicago: Art Institute of Chicago, 1956.

Published in conjunction with a Sullivan exhibit

at the Art Institute, this booklet contains much of the corrections and addenda compiled by Richard Nickel.

Morrison, Hugh. Louis Sullivan, Prophet of Modern Architecture. New York: Norton and Company (soft cover), 1962.

Contains the first comprehensive list of the buildings of Louis Sullivan. Brief mention is made of the Halsted houses on p. 297, no. 24.

Real Estate and Building Journal, Vol. XXVI, No. 21, p. 245, and Vol. XXVII, No. 30, p. 364. Chicago: 1884 and 1885.

Sullivan, Louis Henry. The Autobiography of An Idea. New York: Dover Publications, Inc., 1956.

This edition contains thirty-five photographs by Ralph Marlowe Line of Sullivan's buildings, one of which is of the Halsted House. This is the only published photograph of the house.

PART II. ARCHITECTURAL INFORMATION (Description of Northern House Only)

A. General Statement:

1. Architectural character: This house is one of a group of five row-houses planned as a unit. These houses are among the few surviving examples of Sullivan's early architectural design and planning.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Over-all dimensions: The two-story building is approximately 18' x 70'. It takes the shape of a long rectangle, encompassing the full width of the lot in front and becoming slightly narrower at the rear to allow for a light well.
2. Foundations: At the front, north side, and rear, the foundation walls below grade (this is about four feet) are of stone plastered on the inside face of the wall. Above grade these walls are of brick. The south foundation wall is also of brick.
3. Wall construction, finish, color: The front wall is of red face brick. The north walls and rear walls are of a pinkish common brick heavily ingrained with soot and

dirt so that their color derives mostly from their dark grey incrustation, although the pinkish color is evident where the bricks are chipped.

4. Structural system, framing: The first floor joists are wood, rough, and of nominal 2" x 10" dimensions. The joists were visible from the cellar. It is presumed that the second floor and the roof are framed in similar materials and manner.
 5. Porches and steps: The front porch and steps are of concrete; its natural light grey color exposed. The rear porch and steps are of dimension lumber. Both front and rear porches appear to have been built fairly recently.
 6. Chimneys: Common brick.
 7. Openings:
 - a. Doorways and doors: The front door is of softwood, painted on the exterior and stained walnut color inside. The top panel is glazed, and there is a clear glass transom above. There are five other panels in this door. The rear door is one of modern design, a single pane in wood stiles and rails of simple rectangular cross sections.
 - b. Windows: Windows are double-hung wood sash. The living room windows have stained glass in lead comes in the top sash. In general each sash of a double-hung window has one pane of glass. The exterior sill of the living room windows is stone, grey, painted to match the red brick. This sill appears to be new, for it shows no weathering as do the living room window sills in the other houses of this group. Sills at rear windows are stone, and the sills of the upstairs front windows are terra-cotta, matching the brick in color.
 8. Roof: Shape, covering: Flat, built-up.
- C. Description of Interior:
1. Floor plans: The house is a row house built to the north property line and, on the other side, abutting the neighboring house of the group. The living room and the master bedroom above it face the front and are the full width of the house. Behind them, the stair hall on the first floor and two bathrooms on the second are without windows, and the next rooms in line, the dining

room on the first floor and a bedroom on the second, have angled windows facing a light court created by narrowing the building from the west walls of these rooms through to the rear yard. At the first floor, this narrower part of the building contains the remodeled kitchen spaces (Booth and Nagle, Architects), and at the second floor two bedrooms.

2. Stairways: The main stairway is approximately L-shaped, except that it curves rather than making a right-angled turn. The treads and risers are of oak, and they are of wedged construction, as can be seen from an opening in the cellar stairwell wall.
3. Flooring: Oak-strip flooring an inch and three quarters in width is used in the living room, entrance hall, stair hall, dining room, second floor hall, and the front two bedrooms. The rear bedroom has softwood flooring, and the bedroom second from the rear has wall-to-wall carpet. The kitchen area has a quarry tile floor, and the entrance vestibule at the front door is slate.
4. Decorative features and trim: The typical door trim on the first floor is a standard design of the times, a reeded pattern with square corner blocks with a rose. On the second floor a similar kind of trim has been used, but the jamb trim has been extended above the top of the head trim by a few inches, thus avoiding the need for mitering or for a corner block.
5. Doorways and doors: Framed openings connect the entrance hall to the living room and connect the stair hall to the dining room. The latter opening shows evidence of having had a transom bar and there are places at the jambs showing patching where the butt hinges had been installed at each jamb for doors swinging into the hall. The present owner states that sliding doors have previously separated the entrance hall from the living room.
6. Notable hardware: The front door, the door to the cellar stairs, and the door to the master bedroom have bronze knobs and escutcheons cast in rather flat patterns of medieval design. Some of the doors have pointed tip butt hinges with only two knuckles and with patterning that matches the knobs.
7. Lighting, type of fixtures: Electric. An elaborate bronze chandelier hangs in the stair hall, probably an antique of some value and most certainly not original in the building.

8. Heating: The house is now heated with forced warm air. Originally it was heated by grates in the fireplaces. The fireplace facings and mantels are of stone, rather simple in design, generally with simple incised line decoration. The stone is highly polished. That in the master bedroom resembles granite and is grey. The dining room stone is brown limestone with shells visible, the hall white and blue-grey veined like marble, and the living room reddish-brown in color.

D. Site and Surroundings:

1. General setting and orientation: The houses are on the west side of the street, with living rooms facing east. There are two wooden houses to the north, of picturesque design. Other houses in the immediate vicinity are Victorian and early post-fire.
2. Landscaping, walks, and enclosures: An iron fence of the same design encloses and separates the front gardens of all five of the houses of the group. The front walk of the north house is of concrete; the small space of the yard is paved in brick. Most of the rear is also paved in brick and enclosed with a high wooden fence.

Prepared by Wesley Shank
Supervisory Architect
National Park Service
July, 1967

PART III. PROJECT INFORMATION

The records of this structure were made during the 1967 Chicago IV Project. This was the fourth in a series of summer projects designed to record the significant architecture of the Chicago area. The project was sponsored by the late Mr. Earl J. Reed, FAIA. He was assisted by John R. Fugard, FAIA, Treasurer, and Miss Agnes E. Hodges of the Chicago Chapter Foundation, and a Selection Committee consisting of James Arkin, AIA; Ruth Schoneman, Art Institute of Chicago; and J. Carson Webster, Northwestern University. Organizations cooperating with HABS in this project were: The Chicago Chapter of the American Institute of Architects; the Chicago Chapter Foundation; the Chicago Community Trust; the Graham Foundation for Advanced Studies; the Illinois Arts Council; and the Chicago Heritage Committee. The Council also made funds available for a Statewide Inventory Project with out-of-Chicago architects cooperating. Quarters were provided at Glessner House through the Chicago School of Architecture Foundation.

Mr. James C. Massey, Chief, Historic American Buildings Survey, was in over-all charge of HABS summer programs. The Project Supervisor was

Wesley Shank, Iowa State University. Other members of the summer team were: Historian, Leland Roth, University of Illinois, Urbana; Photographer, Philip Turner; Secretary, Mrs. Bert Schloss; and Student Assistant Architects: Keleal Nassin, Tulane University; Maurice Griffin, Illinois Institute of Technology; Allan Steenhusen and David Vyverberg, Iowa State University.